

PRIVATE ISLANDS

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SPRING/SUMMER 2022

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53 ISLANDS
FOR SALE OR RENT

JOALI BEING
MALDIVES, ASIA
[COVER]



10 BAHAMIAN ISLAND GEMS

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JOALI BEING

—BODUFUSHI—

*there is joy in
weightlessness*





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PRIVATE ISLAND

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VALLEY STREAM
A PRIVATE EDEN



GLADDEN
PRIVATE ISLAND

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CHRIS KROLOW

PUBLISHER, PRIVATE ISLANDS

Gibraleon Island is the only premium luxury island available for sale in the Pearl Islands. The island features a remarkable eight beaches totaling more than 1.25 miles of beautiful white sand beaches, a natural bay to host a marina, and a natural canal ideal for multiple private docks.

GIBRALEON ISLAND

Panama, Central America
227 acres

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There is a sense of renewal and possibility in the air as we launch our Spring/Summer 2022 issue of Private Islands Magazine. We're seeing more and more islands enter the market, a sign that after two unpredictable years, the future is looking bright—and it's happening in geographically diverse locations, from Georgian Bay, Ontario, to the Caribbean. The Bahamas is worth noting, with five large private islands showcased for sale in these pages: Bird Cay/Cat Cay in the Berry Islands (p. 32), an undeveloped duo with white sand beaches and nearly 5 miles of water frontage on the main island; the 730-acre blank canvas of St. Andrew's Island (p. 24); 175-acre Hummingbird Cay (p. 28), which has a home and guesthouses ready to move into, and Leaf Cay (p. 36), which has an approved development plan in place, both in the Exumas; and the exclusive Gun Point tropical hideaway at the northern tip of Eleuthera (p. 34). Another interesting opportunity for development awaits in the Outer Banks of North Carolina, where you can choose any or all 24 untouched islands of the Carolina Cays (p. 44).

For those seeking a system reboot, we have insights into the most special hideaways on earth. On the cover is JOALI BEING, which I recently had the pleasure of visiting. This newly opened Maldives sister to JOALI is a completely immersive 68-villa wellness retreat situated on Bodufushi Island in Raa Atoll, a 40-minute flight from Male International Airport. Programs cater to mind and body while creating total connection with nature. There is nothing else like it in the Maldives. Retreats with a focus on responsible tourism are on the rise, but on Cousine Island in the Seychelles (p. 18), the owners have been committed to protecting its delicate ecosystem for 30 years—and it's paid off with the return of nesting seabirds and endangered turtles to its shores. The island has five luxury villas and can be rented in its entirety, allowing family and friends to commune in one of the most protected places on earth.

And finally, when you turn the page to this edition's guest editor, you'll get a peek behind the scenes of Private Islands. LoAnn Halden has contributed to the publication since the beginning, so we convinced her to share some of her island memories. She's part of our small, but dedicated team that delights in sharing private island opportunities and experiences with you. Enjoy the issue!

Chris Krolow
Publisher, Private Islands Magazine
CEO, Private Islands Inc.

PRIVATE ISLANDS

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LOANN HALDEN

PRIVATE ISLANDS EDITOR AT LARGE



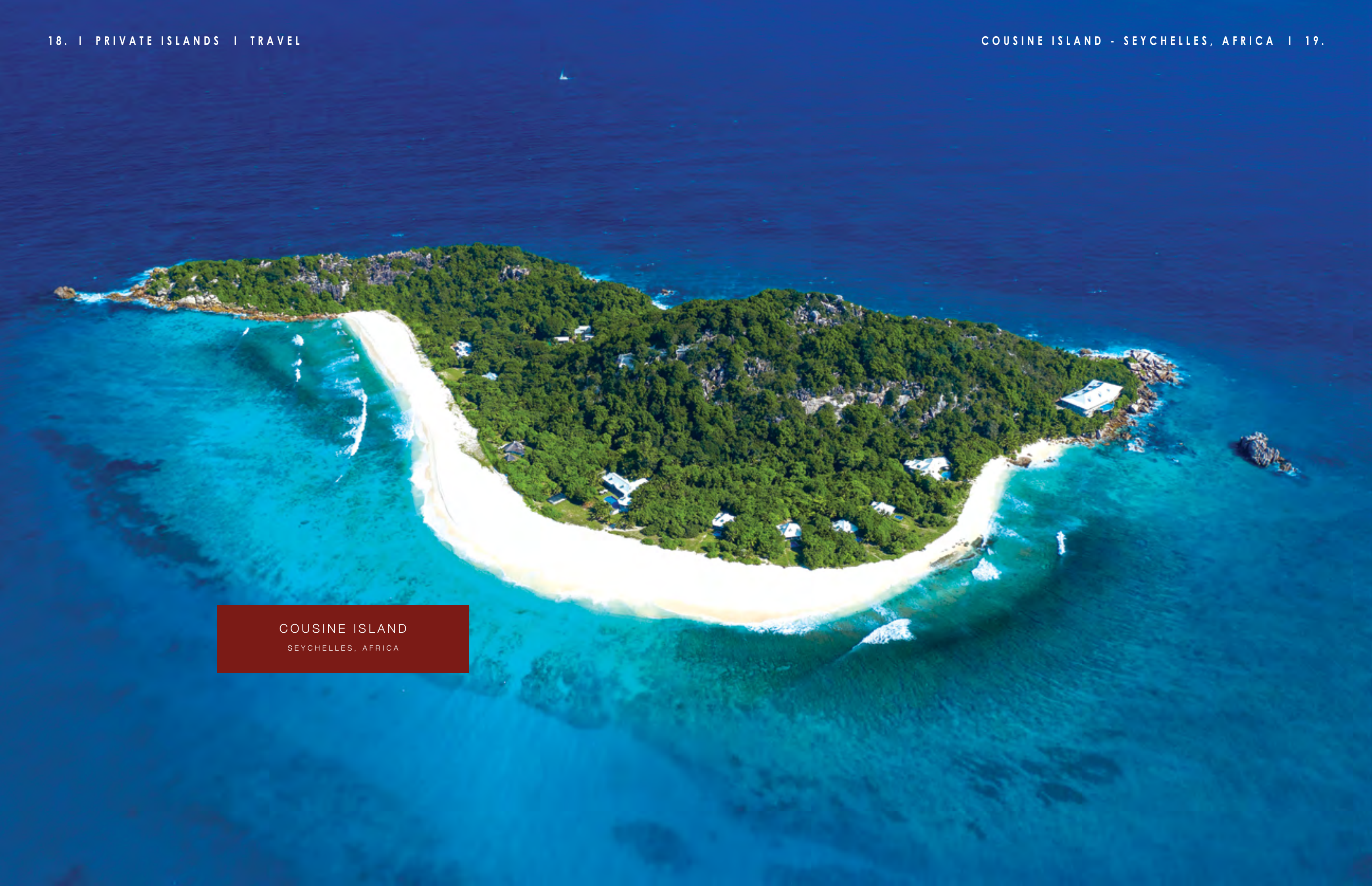
I grew up landlocked. Seriously landlocked in the middle of the U.S. Midwest. When I was 13, I saw the ocean for the first time on a family holiday to Hawaii, and it was like a lightning bolt to my teenage brain. From that first day on Oahu, I knew that my life needed to unfold near the sea. After graduation, I packed my bags, relocated to Florida with my journalism degree—and promptly began thorough exploration of the Florida Keys and the many barrier islands along the state’s coastline. Travel writing was a logical next step, and through an industry connection, I was introduced to a new publication dedicated to the sale and rental of private island properties. It’s been more than 10 years since I first started contributing content to Private Islands, and almost as long since I took over editing the magazine. What a journey!

Spending time on private islands has certainly intensified my fondness for the sea. There’s nothing like an island to enhance the feeling of escaping into nature. Padding across a quiet stretch of powdery white sand, slipping into warm, clear water, and snorkeling or scuba diving on a little-visited expanse of coral reef. Pure bliss! It’s almost as if islands can stop time, or at least slow it down enough to allow for the appreciation of bird calls, and the way that light dances through

palm fronds, and the shifting shades of orange, yellow, and pink in a sunset. I’ve never been a morning person but getting up to watch the sunrise even seems appealing when the vantage point is a hammock on a deserted beach or a private dock jutting over the ocean.

From Florida to Belize to Mozambique, some of my all-time favorite holidays have been island based. Later this year, I’ll honeymoon in the Maldives and fully expect that will earn a position on the “most amazing vacations ever” list, too. Because island time is the best time of all.

LoAnn Halden
Editor at Large, Private Islands Magazine



COUSINE ISLAND
SEYCHELLES, AFRICA



In the heart of the idyllic Indian Ocean archipelago that forms the Seychelles rests a private island that celebrates and nurtures its extraordinary setting. Where conservation is revered and harmony with nature is guaranteed. Endangered hawksbill and green sea turtles return time and again to lay their eggs on its shores. The surrounding coral reefs provide home to some 880 species of fish. It's one of the few oceanic islands of granitic rock in the world where invasive species have been removed to allow the ecosystem to thrive.

Cousine Island, which won the 2021 World Luxury Travel Award for "Best Island Destination," is a 62-acre haven where friends and family can embrace exploration while tucked into luxurious villas that evoke a sense of home. When new owners bought the island in 1992, they committed to its well-being, resulting in a true conservation success story. At the time, Cousine Island had been exploited for its timber, marine life, and other natural resources. With the aid of researchers and conservationists, they slowly began returning the island to its origins. They removed all non-native plants and animals and embarked on a large-scale planting of indigenous trees (about 8,000 to date). The efforts have been particularly evident in the bird population: thousands of nesting seabirds, including the wedge-tailed shearwater and lesser noddy, now make the island their home, and sooty terns have returned after a 30-year absence and are beginning to thrive. The island's two most vulnerable species of land birds, the Seychelles warbler and the Seychelles magpie-robin, have come back from near extinction. There also are 78 giant tortoises between the ages of five and 120 that amble freely through this tropical oasis.

Whether booking one of the five villas, all with handcrafted furniture and sweeping views of the white sands and cerulean sea, or renting the entire island, guests have a front-row seat to some of the planet's most unique biodiversity. The 6,700-square-foot Presidential Villa, with two king-size master bedrooms, two ensuite bathrooms with Jacuzzis and open showers, chef's kitchen, indoor and outdoor dining for 12 adults, study, gym, and private infinity pool, is ideal for small families or a group of friends. Four intimate 2,200-square-foot Luxury Villas, with master bedroom, ensuite bathroom with Jacuzzi, open-plan dining/lounge area for two, and private infinity pool, create the





perfect backdrop for a honeymoon or romantic getaway. The island's original beach house has been transformed into the Ligne St. Barth Spa, where extracts from exotic fruits and flowers infuse the exclusive skin care products, and treatments are complemented by dazzling views. A French colonial open-air pavilion serves as the island's social hub, with a restaurant, freshwater swimming pool, dining and lounging areas, a tucked-away indoor library stocked with books and games, a boutique filled with sustainably sourced brands, and the Gecko Bar for casual cocktails.

A Cousine Island stay includes all meals and selected beverages, as well as a vast array of activities ranging from paddle boarding, snorkeling, shore fishing, and kayaking to guided nature walks, turtle tracking, tree planting, and creole cooking classes. Excellent scuba diving is available on the house reef fringing the island or further afield, with whale sharks present in Seychelles waters September to November. Excursions to cruise among the uninhabited islands of the area and deep-sea fishing also may be arranged. Exclusive-use bookings include all villas, facilities, and the island's attentive team, including a private chef and sous chef. Located five miles off the west coast of Praslin and 25 miles northeast of Mahé Island, this serene escape is accessible via helicopter, boat, or hovercraft. As mindful contributors to Seychelles ecotourism, Cousine Island diligently works to keep its human footprint as delicate as possible, so that nature continues to inspire generations to come.

For more information or to make a reservation, please email enquiries@cousineisland.com or call +27 66 412 0924 (office) or +27 72 742 0989 (mobile).



ST. ANDREW'S ISLAND / LITTLE RAGGED ISLAND
BAHAMAS, CARIBBEAN



Don't let the name fool you—Little Ragged Island is the largest private island currently for sale in The Bahamas, a massive 730 acres of magnificent Caribbean paradise that's anything but ragged. Also known as St. Andrew's, Little Ragged Island is breathtaking from the very first look, fringed with pristine white sand beaches and loaded with possibilities as limitless as the azure Atlantic Ocean waters that surround it. Elevation on the island varies from sea level to a hilly 40 feet, a perfect blank canvas of rolling hills, lignum vitae trees and warm waters begging to be painted with your dream project, be it a picturesque private residential settlement, a tropical estate with miles of private beaches, or a boutique resort with more than enough acreage to include an 18-hole golf course and large marina.

Little Ragged Island boasts freshwater ponds, excellent flats for bonefishing, and limitless snorkeling and sailing opportunities. The island lies at the end of a chain of islets, inlets and rocks that stretch over 100 miles, believed to have been a lair for pirates at one point, and even earlier a place where Christopher Columbus dropped anchor on his initial voyage to the New World in 1492. Today, the area is a magnet for avid fishermen, who can easily snag grouper, snapper, barracuda, tuna and kingfish on an excursion.

The eastern side of Little Ragged Island features deep-water access, perfect for large ships to pull up, and rendering it truly ideal for development and construction. There's available room for its own landing-strip—but meanwhile, Ragged Island and its airport are less than a mile away, just a 10-minute boat ride from Little Ragged Island.

ST. ANDREW'S ISLAND / LITTLE RAGGED ISLAND
Bahamas, Caribbean
730 acres

USD 14,500,000

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HUMMINGBIRD CAY
BAHAMAS, CARIBBEAN



Located on pristine crystal-clear waters of the Exumas in a secluded and private location of the southern Bahamas, Hummingbird Cay is a 175-acre oasis of nature trails, powder white sand beaches and gently rolling hills, historically used as a family retreat for more than five decades. The footprint-free sanctuary is perfectly suited for creating your own tropical family estate or development into an ultra-high-end boutique luxury resort.

Outdoors people, divers, snorkelers, and fishing enthusiasts will find the virgin waters surrounding Hummingbird Cay abundant with native Bahamian delicacies such as spiny lobster, conch, and grouper. A day can be spent snorkeling on vibrant and colorful coral reefs, exploring trackless beaches on neighboring uninhabited islands, bone fishing, or going into town to a dockside restaurant. Rare seabirds such as seahawks and frigate birds are often seen soaring overhead.

The weather in the Exumas is pleasantly warm year-round with clear blue seas, ocean breezes and cool nights. There are several homes on the east side of the island and a harbor for small boats or a sea plane. There are numerous locations with good elevations offering fabulous views that are perfect for adding additional homes, a gym, tennis courts, beach cabanas, a meditation or art studio and more. Utilities are in place with a modern solar system and internet and cellular service. A commercial 6,500-foot-long runway with international connections and a modern FBO is only 15 minutes away by boat. Great Exuma has an international harbor, grocery and hardware store, hotels, restaurants, and even a Greg Norman golf course.

Hummingbird Cay offers the ultimate in elegance, privacy, and accessibility. Added conveniences offered by The Bahamas, which is entirely English-speaking, are a 250-year tradition of respected property rights, stable pro-foreign investment government, friendly people, and a skilled and available workforce.

HUMMINGBIRD CAY

Bahamas, Caribbean
175 acres

USD 35,000,000

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BIRD CAY & CAT CAY

BAHAMAS, CARIBBEAN



Arriving in The Berry Islands is like stepping into a living watercolor, where aquamarine sea kisses the white sands of 30 islands, surrounding them with variegated swirls. This picture of tranquility lies in the northwestern part of the Bahamas Out Islands and is bordered by an underwater trench known as the Tongue of the Ocean—making it a haven for marine life. Bird Cay, a 230-acre island for sale at the south end of the chain, now presents the opportunity for a visionary to add their own brush strokes to this private scene. It's a quintessential tropical beauty with more than 4.75 miles of water frontage, sandy beaches, spectacular ocean views, numerous trails, citrus groves, and plenty of coconut palm accents.

Development on the island is currently underway, including 12 cottages, an owner's house, two warehouses, solar field, desalination plant, and deep-water ramp for building materials. The island has duty-free approvals, and with its flowing grassland, there's even room to construct a few golf holes. Also included is Cat Cay, a 37-acre private island with its own beautiful white-sand beach and untouched Caribbean foliage that sits just off Bird Cay's northern tip.

Neighboring islands and sand banks keep this island duo protected on all sides, while the proximity to the Great Bahama Bank and the Tongue of the Ocean make this heaven for anglers and scuba divers. Although the location feels blissfully remote, it's a mere 30 minutes by air from Nassau; and Chub Cay, home to a top-notch marina, a private resort club, restaurants, and a 5,000-foot airstrip with customs and immigration, lies just west. In one sizable freehold package, Bird Cay and Cat Cay offer the spectrum of private island possibilities—from family compound to business retreat to an island resort as dazzling as the surrounding sea.

BIRD CAY & CAT CAY

Bahamas, Caribbean
267 acres

USD 34,000,000

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GUN POINT
BAHAMAS, CARIBBEAN



An exclusive tropical hideaway at the northern tip of Eleuthera, Gun Point encompasses more than 80 acres including two full miles of coastline. In its present condition, it's already perfect as a residence, or it has tremendous potential for development.

Gun Point received its unusual name from its original owner, Lord Beaverbrook, who as a reward from the British Crown for his assistance during World War II was given the opportunity to name any place he wished. He chose the name Gun Point and inhabited it for many years. Centuries earlier, Eleuthera was home to the first Loyalist Settlers in the Bahamas. The Eleutheran Adventurers, finding themselves shipwrecked in 1648 on the nearby reef known as the Devil's Backbone, made their home in Preacher's Cave just east of Gun Point. These are just a couple of the many marvelous points of historical interest in the area.

Today, Gun Point's accommodations consist of a main owner's house with four bedrooms, four-and-a-half baths, and 4,000 square feet of living space. There's also a caretaker's cottage, a dock, a boat ramp, gazebos, and a water catchment area with a 210,000-gallon rainwater tank and generators. The property's potential for further development is vast, with 73 acres of undeveloped land that stretches from the main road, south along the waterfront and north along the bordering Spanish Wells Commonage Land. The property features exquisite sweeping white sand beaches to the north overlooking the ocean, with panoramic views and elevations up to 45 feet above sea level.

What's more, Gun Point couldn't be more easily accessible, sitting as it does directly across from Spanish Wells. Florida is conveniently just 200 miles away, with air access to Gun Point from North Eleuthera Airport and a water ferry from Nassau to Spanish Wells.

GUN POINT
Eleuthera, Bahamas, Caribbean
80 acres

USD 23,500,000

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LEAF CAY
THE EXUMAS, BAHAMAS, CARIBBEAN



In this ever-changing world, it's great to have options. Stunningly beautiful and perfectly placed, Leaf Cay allows its lucky new owner to start fresh with their own vision for this very special gem.

A freehold, 15-acre private island with three white sand beaches, Leaf Cay is situated at the center of the spectacular Exuma Island chain of the Bahamas Archipelago. Just two miles to the west and a short five-minute boat ride away is Staniel Cay, with its popular yacht club resort as well as a public 3,000-foot runway that offers commercial flights from South Florida and Nassau.

Leaf Cay is connected to the main power grid of the Bahamas Electric Company via an insulated, underwater cable running from Staniel Cay. The island currently includes 19 buildings, houses, a dock, storage areas, roads, underground utilities, solar electric, construction equipment, workshops, and various materials that could either be restored or removed. Also already in place is the island's own 1,200-foot runway that merely needs refurbishment.

Perfectly positioned either for private use or as a commercial development, Leaf Cay is in the most desirable region of the Exumas, just minutes away from attractions like the famous swimming pigs at Big Majors, the breathtaking Thunderball Grotto cave system, and the friendly nurse sharks at Compass Cay. Great Exuma, the largest of the Exuma islands, is less than 50 miles away, and only 75 miles to the northwest is exciting Nassau, offering direct flights from many cities in the U.S., Europe, and South America.

LEAF CAY
The Exumas, Bahamas, Caribbean
15 acres

USD 22,900,000

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SWEETHEART ISLAND
FLORIDA, UNITED STATES

Set right at the sweet heart of Florida’s Nature Coast, Sweetheart Island is a 2.12-acre buildable beauty located just offshore from the quaint little village of Yankeetown—known to locals as the place where Elvis Presley “followed that dream.” The natural splendor of Sweetheart Island is the perfect setting for sunbathing, snorkeling, fishing, bird watching, canoeing, hiking, exploring uninhabited nearby islands and so much more, all from your own private home base.

Start your day by greeting the amazing sunrise over a picture-perfect view of the Yankeetown coast, and in the evening watch the peaceful sunset over the Gulf of Mexico from the island’s west side. The possibilities for Sweetheart Island are endless—preserve it as an undisturbed natural island for your own private off-the-grid escape and compound, or create an epic and exclusive vacation rental and let the passive income stream in.

About a mile south of Sweetheart Island, at the end of route 40 on the mainland, is Bird Creek Park and Boat Ramp, which runs along the Withlacoochee River in Yankeetown and gives extremely easy access to the Gulf of Mexico. The boat ramp offers two launching lanes, two courtesy docks, and several small picnic pavilions, plus parking for cars, trucks, boat trailers and more. Many vacationers use this location for launching kayaks, canoes, and fishing boats, and it will give you quick and easy access to your new home on Sweetheart Island, just minutes away.

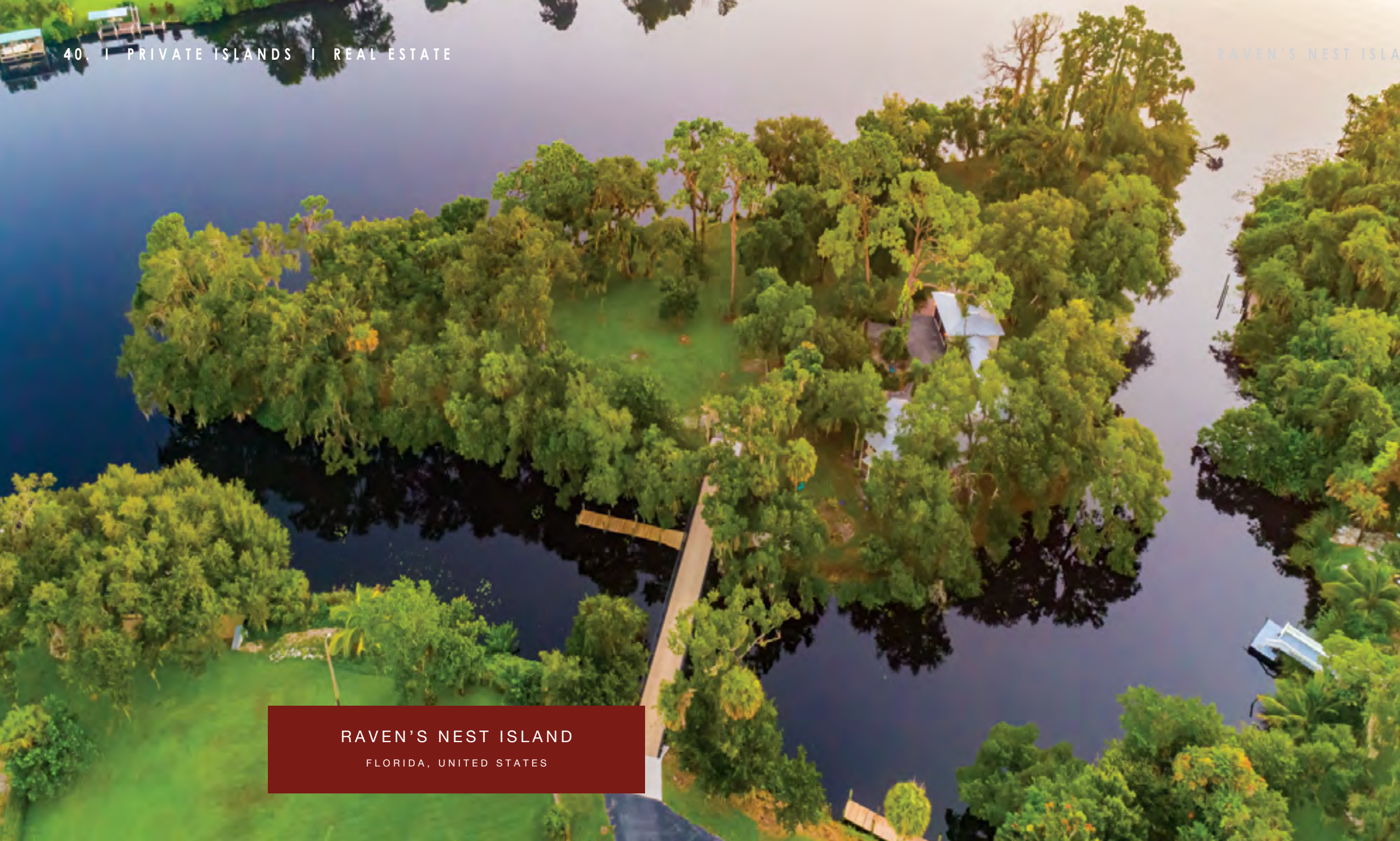
The village of Yankeetown is a charming coastal community of about 600 people, founded nearly a century ago by an Indiana politician and lawyer, Armanis F. Knotts. Renowned for its legendary fishing spots, Yankeetown is also famous as the filming location for the 1962 Elvis Presley movie “Follow That Dream.” Now you can take Elvis’s advice with this sweetheart of a deal on your very own private island nearby.

SWEETHEART ISLAND
Florida, United States
2.12 acres

USD 799,000

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RAVEN'S NEST ISLAND
FLORIDA, UNITED STATES

Imagine South Florida private island life in an area more protected and secluded than the ocean or gulf, which still showcases the state's famous sunrises and sunsets. Located 30 miles east of Fort Myers, Raven's Nest Island is nestled between two locks on the tranquil, fresh waters of the intracoastal waterway. This charming tropical haven offers a hurricane escape for boaters with views taking in the native beauty of the Caloosahatchee River. The oak-filled triangular island is accessed from Fort Denaud Road via its own gated and asphalt-paved driveway, which leads to an updated scenic bridge of steel and wood construction with a dock on each side of the oxbow.

The island's Sanibel-style one-bedroom, two-bath home was recently renovated, accentuating its light-infused and easily adaptable floor plan. Nearly 2,000 square feet of living space includes a great room for lounging and dining as well as a kitchen, full bath, office, and a river-view master suite with newly installed hurricane windows, laundry, full bath, and walk-through closet. The heavy-duty construction is high-quality frame, with open-beamed ceilings, decorative cupolas, two open porches, a rooftop sun deck, and 718-square-foot garage. Back across the bridge on the mainland, a second home site with its own dock and septic system expands the property's options; it's large enough for another home, guesthouse, or "RV port" with second-floor apartment—ideal for visitors, a caretaker, or an Airbnb rental.

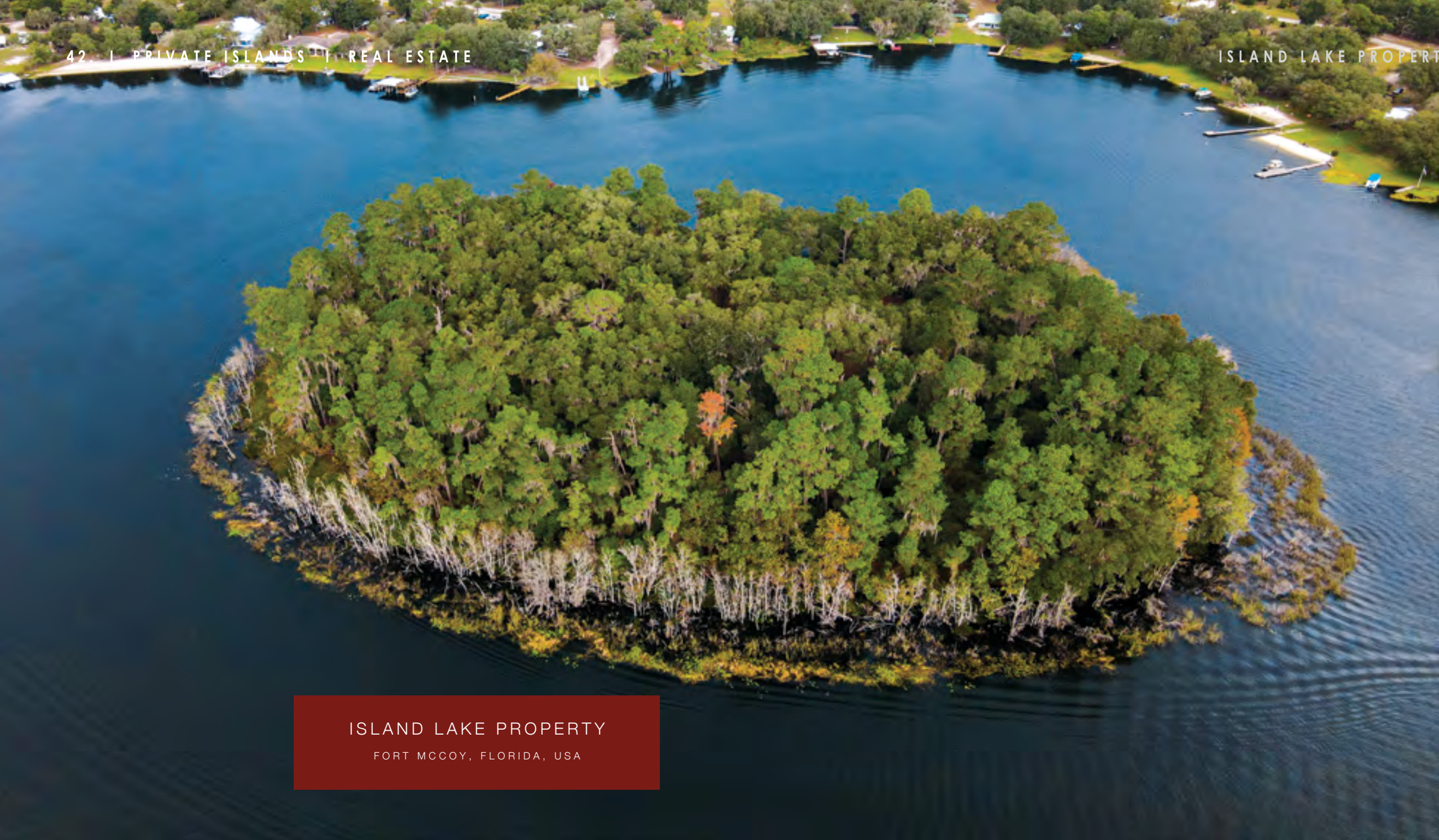
Surrounded by the citrus groves and cattle ranches of Florida's Hendry County, Raven's Nest Island is in the historic town of LaBelle, sometimes called "the City of Oaks" or "the Belle of the Caloosahatchee," and home to the unique Swamp Cabbage Festival every February. Chic downtown Fort Myers, just a 30-minute drive west, places an abundance of dining, shopping, and cultural options within easy reach of this distinctive private island retreat.

RAVEN'S NEST ISLAND
Florida, United States
3.43 acres

USD 1,250,000

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ISLAND LAKE PROPERTY
FORT MCCOY, FLORIDA, USA

Tucked into the forested green heart of north-central Florida, away from the tourist throngs, is an unexpected oasis that combines the best of waterfront living and private island ownership. This one-of-a-kind property at privately owned Island Lake, about 30 miles southeast of Gainesville, boasts a newly constructed lakefront single-family home sitting on nearly a half-acre, conveyed turnkey and fully furnished for your utmost convenience. The home's first level features two bedrooms, a kitchen, a full bathroom, and a covered patio for relaxation. Upstairs are three bedrooms including the master bedroom and ensuite bath, another full bathroom, a kitchen, a laundry room, and a loft overlooking the four-bay RV garage—perfect for a game room. The garage is equipped with yet another half bathroom and laundry room on the ground floor, with tons of storage options for toys and recreational equipment.

Just across the lake is your own five-acre private island, partially cleared and equipped with a covered and screen-enclosed summer kitchen with top-of-the-line appliances, two bathrooms, a fire pit, dock, electric, septic, and well. Ideal for summer barbecues and the envy of your mainland neighbors, this special island also offers endless development opportunities to create your ultimate Florida retreat. A barge and tractor are included to help you along the way.

Island Lake is sublimely located next to Ocala National Forest, the oldest national forest east of the Mississippi River and home to rare birds, alligators, manatees, and countless natural springs. It's also within easy reach of the best that northern and central Florida have to offer, including theme parks in Orlando, beaches in Saint Augustine, and concerts in Jacksonville. Because the property's ingeniously constructed lakefront home essentially features two separate units, downstairs and upstairs, with kitchen and laundry room in each, it can easily be utilized either as a primary residence, short-term rental, or vacation home.

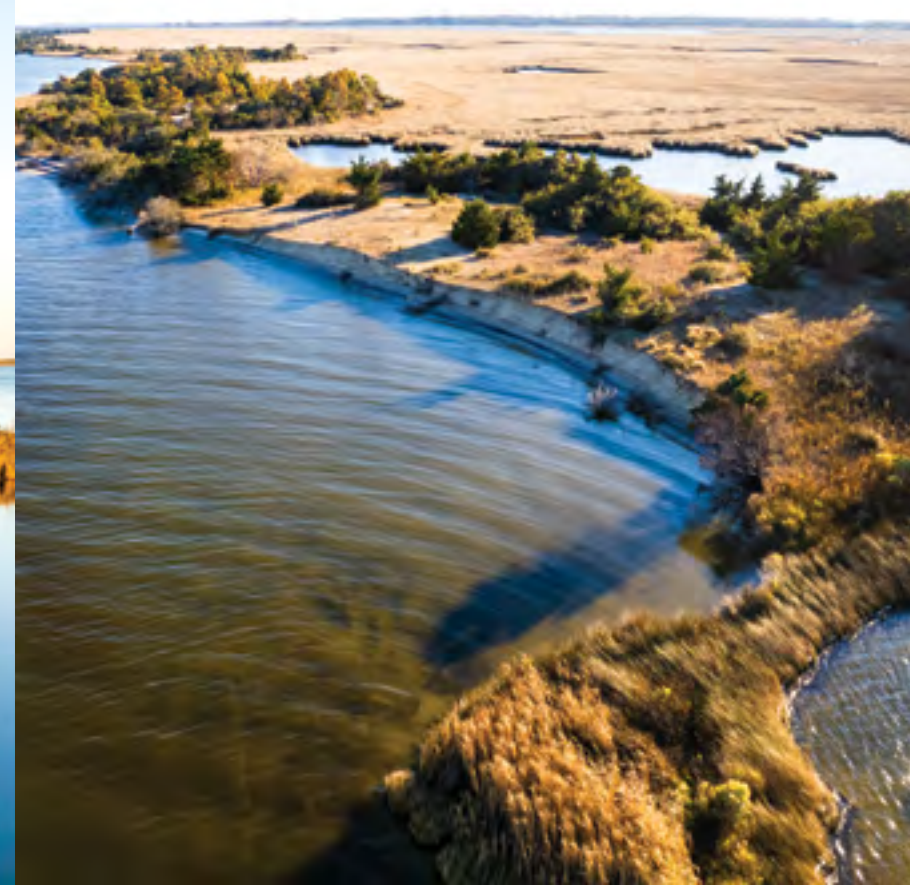


ISLAND LAKE PROPERTY
Fort McCoy, Florida, USA
5.5 acres

USD 1,999,999

INQUIRIES
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THE CAROLINA CAYS
NORTH CAROLINA, UNITED STATES



Few places in North America can claim as long a history as North Carolina's Outer Banks. Before Plymouth, before Jamestown, this was the site of Roanoke Colony, founded in 1585 by Sir Walter Raleigh as the attempted first English colony in North America. Later, the Outer Banks are where the Wright Brothers first took flight, forever changing the course of human travel.

Now you can take flight at your own Outer Banks colony—and you can even choose its size. Through this once in a lifetime opportunity, you can own one or many Outer Banks islands of about 10 acres each—an incredible 24 available in all, their 256 acres stretching for three miles of shoreline along the Atlantic. The islands all have white sand beaches and are unusually high in elevation, some up to 12 feet above sea level, placing them in a favorable AE flood zone with low insurance premiums.

Each island is one lot or parcel and fully engineered and permitted for well and septic. All are dock ready in deep water on Roanoke Sound. The islands have spectacular views and unlimited natural resources, with no structure ever having been built here. The family that previously owned these islands since the 1970s did nothing with them, so this truly is the last remaining available upland at the Outer Banks.

The islands boast beautiful, mature oak and cedar trees, as well as breathtaking canals, ponds, marshes, and wetlands that are perfect for duck hunting. Osprey perch in the trees—just one of the hundreds of species that make the area so popular for birding. Dolphins frolic directly off the shoreline, and the supply of seafood is unlimited—incredible fishing, crabbing, gigging, clamming, oysters, and shrimp, it's all here.

These islands are build-ready and monitored daily by the US Coast Guard. They're perfect for a second home, an investment, Airbnb, or conservation. Access is simple via the boat launch on the Virginia Dare Bridge, which like a range of marinas, docks, and restaurants, is just minutes away.

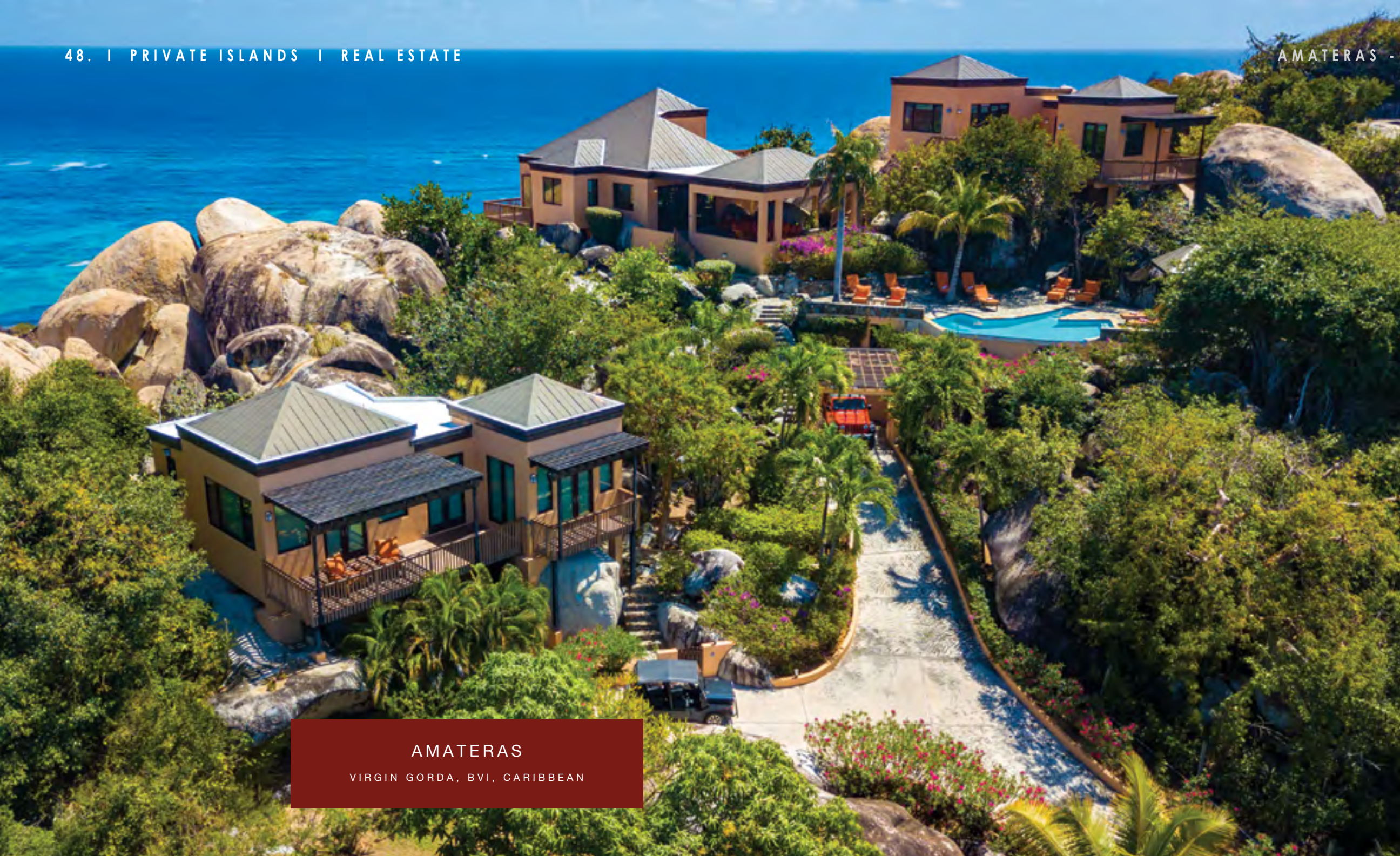
THE CAROLINA CAYS

North Carolina, United States
24 islands (10 acres each)

STARTING AT USD 299,000

INQUIRIES

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AMATERAS
VIRGIN GORDA, BVI, CARIBBEAN

On Virgin Gorda, an island known for its spectacular jumble of beachside boulders, there is a hilltop estate in the Princess Quarters gated community privately paying homage to this natural beauty. Named after Japan’s mythical Goddess of the Sun, Amateras occupies one of the island’s highest points, with near 360-views of golden Atlantic Ocean sunrises and fiery sunsets over Sir Francis Drake Channel. The villa’s design weaves Virgin Gorda’s majestic boulders into its wrap-around balconies and walkways, completing the perfect marriage of landscape and architecture.

Built in 2007 and completely refurbished after Hurricane Irma, its sturdy construction ensures Amateras will stand up to weather and time, like the mighty stones around it. Located at the end of a quiet cul-de-sac, the 1.5-acre property boasts 3,800 square feet of interior space and 2,000 square feet of patio and decking tucked into lush tropical gardens and spread over three separate pavilions. The Main House, which serves as the hub for living and dining, features a sunken chef’s kitchen with a wrap-around counter that seats up to 12 people. An 18-foot grand entrance door opens onto a covered deck that looks across the pool to the glistening waters of Drake’s Channel. Meandering pathways connect the parking and main pavilion with two separate sleeping pavilions, each with two bedrooms, two bathrooms, kitchenette, and casual indoor/outdoor lounging areas; one is near the entrance, perfectly placed for elderly guests or families with young children, one higher to maximize views.

The well-protected marina in the Valley provides a haven for boats, the ideal jumping off point to explore the nearby 66 islands and cays of the British Virgin Islands. Whether opting for part-time or year-round residency, Amateras grants exclusivity and stunning scenery within an island community that warmly welcomes all visitors who decide to make it their home.



AMATERAS

Virgin Gorda, BVI, Caribbean
1.5 acres

USD 2,900,000

INQUIRIES

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INDIGO BREEZE ESTATE
GREAT CAMANOE ISLAND, BVI, CARIBBEAN

The British Virgin Islands are renowned for their luxurious landscapes, enticing jet setters from around the globe to bask in the convergence of voluptuous green hills spilling into aquamarine sea. But there are still hidden residential gems to be found in their outer islands, offering the utmost in privacy for their owners. Northeast of Tortola on small, exclusive Great Camanoe Island, Indigo Breeze Estate sprawls across a secluded hilltop, basking in balmy trade winds and 270-degree views on 2.1 acres of freehold land. The sophisticated single-level retreat delivers more than 4,000 square feet of enclosed living spaces in a main house, separate master's quarters and a two-bedroom, two-bath guest house; over 1,200 square feet of covered porches and terraces; 1,600 square feet of uncovered patios with a pool; and a two-car garage and workshop, all built with enough strength to withstand nature's whims. It's a front-row seat to sensual sunrises and blazing sunsets that give way to velvety night skies streaked with stars. A short buggy ride from the estate are three seasonal beaches, ideal for a snorkel or swim.

This relaxed elegance and boat-access-only privacy are complemented with a slip in the island's inner harbor marina, which accommodates powerboats up to 28 feet in a land-shielded sanctuary that blocks wind and waves. Great Camanoe's estate owners can easily bring their boats in and out, whether taking a day excursion to one of the surrounding islands or making a quick trip to Trellis Bay for groceries. With basic boating experience, a world of BVI adventures lie just beyond the doorstep of Indigo Breeze Estate. Adjacent to the marina is a large communal boat ramp, haul-out facility, and storage yard for protection or maintenance—giving owners added peace of mind when they are away—with the bonus of low HOA fees, well-maintained roads, and Beef Island airport a mere 15-minutes away by boat.

INDIGO BREEZE ESTATE
Great Camanoe Island, BVI, Caribbean
2.1 acres

USD 2,950,000

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LOBLOLLY
BRITISH VIRGIN ISLANDS, CARIBBEAN



In the quest for the perfect island property, Loblolly has few equals. This elegant and thoroughly modern estate is one of the finest in the British Virgin Islands, its seven acres on Tortola's south shore showcased by this breathtaking home. The property recently underwent a full renovation, transforming it into an ultra-contemporary retreat that still retains its original architectural designs and features. The powder-blue exterior with white railings and stonework gives this comfortable turnkey property a European feel with a Caribbean sensibility.

Splendor begins at the entrance to the estate with a long driveway winding through mature gardens that lead to this spectacular home. Once inside, you are greeted by an expansive entrance hall with a double-height ceiling and a sweeping staircase, from which all rooms within the property are accessed. The home has four generous reception rooms—a formal dining room, library, drawing room and sunroom—along with a vast, hand-built kitchen with further dining space. On the second floor, a quartet of generous bedrooms awaits, each with French doors to the stunning wrap-around veranda offering 270-degree views of the Caribbean. All bedrooms have either an ensuite or are adjacent to a bathroom, while the sumptuous primary bedroom has a large separate dressing room and an ensuite with bath and separate shower. Rare, almost entirely flat lawns surround the home, with shady verandas providing abundant space for entertaining and relaxation. The property also features a 60-foot-long, 60,000-gallon salt pool and separate pool house. Further outbuildings house storage space, a backup generator, and a hurricane room.

While completely private, Loblolly is just a 10-minute drive to the shops and amenities of Road Town, and less than five minutes to the marina, bars, and restaurants at Nanny Cay. This impressive estate presents a unique opportunity to acquire a landmark property with unrivalled luxury, comfort, and convenience.

LOBLOLLY
British Virgin Islands, Caribbean
7 acres

USD 6,000,000

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AMILLA MALDIVES RESORT & RESIDENCES
MALDIVES, ASIA



Amilla Maldives Resort and Residences has unveiled a new scheme, which offers Maldives aficionados a chance to purchase a stunning beachfront Residence. It is the first time the luxury private island resort has ever offered the opportunity to own a slice of paradise in Baa Atoll. While a handful of resorts in the Maldives offer villas for sale, Amilla's unique programme is the most fair and innovative ownership scheme of its kind in the country.

The resort is nestled in Baa Atoll, just a scenic 30-minute flight by seaplane or domestic flight from Velana International Airport. Amilla's palatial Residences are the highest category of accommodation on the island. They are beautifully designed in a minimalist style and constructed from high-quality sustainable materials, which were specially selected to withstand the tropical climate. Each Residence comes fully furnished with tasteful décor, island-chic minimalist furniture and luxury amenities.

While many Maldives resorts charge tens of thousands of dollars in leaseholder fees per year, under the amazing new Residence ownership programme, the owner can generate a passive income from their Residence while they are not there. Amilla only takes a tiny percentage of the revenue (10%) to cover utilities and Residence management; the remaining revenue is clearly cut 50/50 between Amilla and the owner. Owners can even choose to keep the net revenue in-resort and use it as credit for holiday treats such as Amilla's excursions, spa treatments, water sports or even food and drink in the world-class restaurants.

The owner simply provides the dates they wish to visit their island home and a team of sales and marketing experts work on renting out the Residence in their absence. Hence, the risk is on Amilla to get bookings and revenue, not the owners, making it appealing and beneficial for both parties. Ownership is granted upon a sublease basis and lasts for the duration of the lease between the owners of Amilla and the Maldives Government. The current lease has 46 years remaining, with an option to extend for another 50 years.





Amilla Maldives Resort places a strong emphasis on personalisation and homeliness; every detail inside the Residences has already been thought of so new owners won't need to worry about purchasing new equipment and essentials. From the top-quality linen on the sumptuous king-size beds to the utensils in the private kitchen (a unique feature in a Maldives resort), everything has already been taken care of. Outdoors, the strip of private beach features a pool, dining terrace, sundeck and stunning ocean vistas.

In addition, all Residence owners have unlimited access to the Maldives island resort's five-star amenities and services, including a range of high end restaurants, a divine spa, water sports equipment, pro tennis coaching, a scuba centre and a host of excursions—including manta ray spotting in the Baa Atoll UNESCO World Biosphere Reserve. Private golf buggies and bicycles are on hand to convey Residence owners around the lush island, and staff are standing by to assist with booking tables or even cooking private in-home meals. A comprehensive list of services is available for the owners, including cable television, housekeeping, laundry, rubbish collection, security, pool cleaning and gardening.

For more information, visit www.amilla.com or email stay@amilla.com





TABLE ROCK ISLANDS

GEORGIAN BAY, ONTARIO, CANADA



The majestic landscape of Ontario's Georgian Bay has been luring island lovers for decades—but the rugged geography and sometimes harsh climate has proven daunting for many. For renowned architect William Grierson, the challenge has been irresistible, resulting in the stunning showcase of his work on Table Rock Islands just west of Go Home Bay—a unique eight-bedroom circular cottage that has served as his family's summer retreat. An open-air central courtyard radiates outward like spokes on a wheel to all eight bedrooms and four baths, as well as the 1,600-square-foot great room with open concept kitchen, living room and dining room. Direct walkouts are included from every room, allowing family members and guests to come and go freely. Floor to ceiling glass windows allow for spectacular 360-degree views of the surrounding scenery.

So distinctive is the cottage that an entire chapter is dedicated to it in the book "William Grierson: Selected Works," highlighting the best projects of the architect's career. The chapter details the many challenges faced and overcome during the planning and construction phases of the project, including the twenty-four concrete columns that were placed roughly nine feet apart to support the roof, which extends about four feet beyond the structure's outer wall. Each column surrounds a steel rod driven deep into the main island's Precambrian rock, ensuring that the structure is as solid as the rock shield beneath.

This off-the-grid property is fully solar powered. Smooth granite slopes from the cottage to the water. Sheltering rock formations, aka "whalebacks," to the west form a protected natural harbor on the main islands' southern end, where there's also a dry dock boathouse. In addition to the main island, two smaller, undeveloped freehold islands are included in the sale.



TABLE ROCK ISLANDS

Georgian Bay, Ontario, Canada
3 acres

CAD 2,650,000

INQUIRIES

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GO HOME BAY ARCHIPELAGO

GEORGIAN BAY, ONTARIO, CANADA

Most private island aficionados are well familiar with Ontario, Canada's famed Georgian Bay, home to more than 1,200 miles of majestic coastline and over 30,000 islands, which together form the largest freshwater archipelago on the planet. Less familiar but no less magnificent is Go Home Bay, a smaller area within Georgian Bay's Muskoka District that offers some of the most spectacular and pristine conditions in the region.

Now you can own a lovely little archipelago set amidst Go Home Bay's sublime beauty: an approximately two-acre main island with two dramatic stone "whalebacks" that frame spectacular southwest views to the open water and nearby Giant's Tomb Island. A charming small cottage from the 1930s on the main island was significantly enhanced in 2010 with additions designed by architect Paul Hughes to create a spacious four-bedroom, two-bath cottage. The island is well-treed and has gentle elevations with smooth pink granite sloping gently to the water.

Go Home Bay's unique name actually has two separate origin stories. According to one, the indigenous inhabitants of Go Home Bay would move inland each fall to the more protected nearby area of Go Home Lake, where they would live out the winter months. When asked where they were going by French-Canadian fur traders, they would reply "kewa," which meant "go home" in their native language. As a more recent origin story would have it, 20th century loggers in the area would send their timber down the Musquash River to meet steamers at Go Home Bay. These steamers would transfer the timber to mills around the Great Lakes and then "go home," which inspired the name. Wherever the name came from, one thing's for certain: Once you Go Home, you'll never want to leave.



GO HOME BAY ARCHIPELAGO

Georgian Bay, Ontario, Canada
2 acres

CAD 2,350,000

INQUIRIES

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BATCHAWANA ISLAND
ONTARIO, CANADA

A superlative private island can now be yours. Set in Lake Superior—the largest of the Great Lakes, and the biggest freshwater lake on Earth—Batchawana Island is also one of Canada’s largest private islands, at a whopping 5,200 acres. Still in the same pristine condition that it’s maintained for more than a thousand years, Batchawana Island serves as a quiet sentinel in Batchawana Bay. It’s borne witness to the countless generations of First Nations, Hudson Bay fur traders, European explorers, and, more recently, solitude seekers and travelers who’ve come to this beautiful area of Ontario.

Batchawana Island offers the unique opportunity to acquire a significant land holding with extensive timber value (details available to qualified purchasers), as well as the potential to create a lasting legacy property for generations to come. Further possibilities for this incredible asset abound, including developing it into a private hunting or fishing lodge or a more public hospitality-style venture. Zoning provides for a wide variety of residential, recreational or other uses.

Adding to Batchawana Island’s allure is its position in Canada, a stable country with a strong and growing economy and a high standard of living for its diversified population. Coupled with significant natural resources and its “living landscape,” Canada continues to attract high levels of foreign investment in the form of both human and financial capital.

Batchawana Island is just minutes from the mainland shore, and just 45 minutes north of Sault Saint Marie and the United States border via the Trans-Canada Highway. Mighty Toronto is just a 75-minute flight away from this massive beauty, with the Ontario city of Sudbury even closer at just 50 minutes away by plane.

BATCHAWANA ISLAND

Ontario, Canada
5200 acres

USD 6,850,000

INQUIRIES

Superior Way Land Acquisitions
For more information, please submit
contact form at batchawanaisland.com



Twenty minutes from the vacation city of Kenora, Ontario is an untouched wilderness where time stands still. The “locals” are whitetail deer, moose, black bears, wolves, foxes, and beavers, roaming freely through the Precambrian landscape. In this midst of this wild, majestic terrain sits one of the most extraordinary undeveloped large properties in the province. Beer Lake Estate Property encompasses 91 acres of this unspoiled natural beauty at the western edge of its namesake lake. It’s a place of exquisite vistas and ultimate tranquility. Where the night skies are streaked with stars, American bald eagles swoop over the shoreline, and the most frequent visitors are Canadian geese and flocks of ducks.

This is the only private property on the lake, and the Ontario provincial government has proclaimed there will be no further private land allowance permitted—so it’s as close as you can get to having your own lake with evergreen-forested islands. A portion of the property contains an overgrown hay meadow that flooded years ago, but it easily could return to pastureland with the simple construction of a short dam that could then double as lane access to the property’s lakeshore sites. In other words, Beer Lake Estate Property can be developed according to any dream. Several all-terrain vehicle trails have been cleared to make for an easier inspection of the property.

Despite feeling like a hideaway from the world, civilization is always within easy reach. Beer Lake is floatplane accessible and small jets can arrive via Minaki, Ontario, just 30 minutes away. The U.S. border lies 32 nautical miles south, and it’s only 117 miles to Winnipeg’s James Armstrong Richardson International Airport. When more than nature is required for entertainment, charming Kenora offers five public beaches as well as numerous cultural organizations, historic sites, and museums.

BEER LAKE ESTATE PROPERTY

Ontario, Canada

91 acres

PRICE UPON REQUEST**INQUIRIES**

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BEER LAKE ESTATE PROPERTY

ONTARIO, CANADA

PALOMINO ISLAND
PUERTO RICO, USA



What could be better than taking possession of more than 87 tropical acres of Caribbean island paradise just off the coast of the Puerto Rico mainland? Doing so with the bonus of guaranteed income. Located just a few minutes from the northeastern tip of the mainland, Palomino Island is a spectacular 97.12 acres, of which 87.4 is being sold by the current owner. The property for sale is partially home to a hotel that brings in regular lease income each month, with 11 years remaining on its lease. All hotel structures are currently undergoing renovation or being rebuilt, including restaurants, bars, and a coffee shop. The hotel originally used a 10,000-gallon rain catch reservoir, and they are now updating their water systems and generators for electricity.

Palomino Island features some great elevations and a nice long sandy beach on its southern side, as well as secluded beaches to the east. Stunning coral reefs surround the island, making it a fantastic locale for snorkeling. A pier for docking boats and ferries is included on the property. Nearby on the mainland is the gorgeous bioluminescent bay at Laguna Grande near the fishing community of Las Croabas, which glows with a blueish color in the dark due to microscopic organisms called dinoflagellates that react to any movement in the water. A little farther into the interior lies El Yunque National Forest near Rio Grande, the only tropical rainforest in the U.S. national forest system.

About half an hour by power boat from the property is the coastal city of Fajardo, with a multitude of marinas, shopping centers, restaurants, supermarkets and shops. Fajardo is less than a 45-minute drive from Luis Muñoz Marín International Airport in San Juan, allowing easy access to Palomino Island by air as well as quick flights to points across the Caribbean.

PALOMINO ISLAND

Puerto Rico, United States
87 acres

PRICE UPON REQUEST

INQUIRIES

Please email ventapalomino@yahoo.com for more information



ISLA LOS CONEJOS

USD 1,500,000 | CHILE, SOUTH AMERICA | 23.6 ACRES

In Northern Patagonia, majestic mountains, massive glaciers, dense rainforests, turquoise lakes and dazzling fjords together create one of the most rugged and beautiful natural locales in all of Chile. Here, the fjord-shaped Yelcho Lake, with its emerald waters fed by ancient glaciers and snow drifts, is revered as one of the best places on Earth for fly fishing, as well as one of the most important freshwater reserves in the country. Here too you'll find the stunning Isla Los Conejos, 23.6 acres of secluded sheer beauty including a large virgin native forest that's home to a number of bird species. The island also has two furnished cabins, one of which has two bedrooms, a living/dining room, a kitchen, and a bathroom, while the other has one main room with single beds. Outside, there's a barbecue area and outdoor table for delightful al fresco meals. The cabins have cable service and satellite internet, with access to water through the mechanical extraction as needed. Electricity is provided to all facilities through a gasoline generator. A solid iron pier is currently under construction on the island. All told, Isla Los Conejos is a magical offering in one of the world's last remaining unspoiled landscapes, a chance to own your own slice of pure heaven here on Earth.

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PRIVATE ISLAND IN CHILEAN PATAGONIA

PRICE UPON REQUEST | CHILE, SOUTH AMERICA | 108,726 ACRES

This massive 44,000-hectare untouched private island is located in the Aysen Region of Chile which has convenient connectivity through the Austral highway and various airports. The island features a large reservoir of fresh water with numerous rivers, two lakes, lush vegetation, wildlife, and many pristine beaches. It has wetlands and marshy meadows known as Mallines, where many bird species are found including eagles, condors, black herons, and more. Mammal species sightings include huemul, pudu, puma, and red fox. The property is completely immersed in nature and has many unique environments to explore from rivers and lagoons to ancient virgin forests. The area is known as one of the best places in the world for activities such as fly fishing, trekking, and mountaineering, with highlights including Torres del Paine, Cerro Castillo, and Marble Cathedrals in General Carrera Lake.

Private Islands Inc. | info@privateislandsinc.com | 1 705 444 0681

BITCOIN ISLAND

PRICE UPON REQUEST | EL SALVADOR, CENTRAL AMERICA | 0.98 ACRES

Once upon a time, precious islands often took the name of the greatest riches imaginable – hence all the Treasure Islands and Fortune Islands on the world map. Now, at the dawn of the cryptocurrency era, you can own an island named for the king of the crypto realm, bitcoin – and yes of course, you can pay for the island by bitcoin too, as it’s generally accepted in the region. Bitcoin Island (aka Love Island) is the only wholly privately owned island in El Salvador – and though modest in size at just under an acre (3,946 square meters), it’s loaded with perks and possibilities. Set on the popular and conveniently located Lake Ilopango with an area of 72 square kilometers, the island is close to two airports, and an 18-hole golf course is just five minutes away by boat. Even closer are a bounty of activity options on the gorgeous lake itself, including boating, jet skiing, diving, fishing and kayaking. Since it’s located within the tropics, the water in this second largest lake in the country is warm year-round. The region is easily accessible with five daily flights from Miami (2 h 50 min durations). The island is a perfect blank canvas just waiting for your colors. For inspiration, one of the most recognized architect firms in El Salvador has already created astounding renderings that reveal the island’s fantastic potential.

FORT MORGAN CAY

PRICE UPON REQUEST | HONDURAS, CENTRAL AMERICA | 40 ACRES

Modern visitors come to 40-acre Fort Morgan Cay for its natural beauty, unparalleled tranquility and total pampering at its seven-room guest lodge, each room with in-suite bathroom. Covered in virgin mangroves and situated directly on a breathtaking coral reef, the island and its surrounding area offer incredible fishing, hiking, diving, kite surfing and sailing. Kayaking “mangrove tunnels” is another favorite pastime through ocean channels covered in mangroves. Winding down is easy too, on one of the island’s three white sand beaches, or ample lounges, shaded terraces and wide sun decks. There’s also a yoga palapa, a large work bodega, a commercial-grade kitchen, indoor dining and library, as well as covered outdoor living and dining areas. Other features on the island include a boathouse with three stalls, four docks (including two with deep-water access), a six-bedroom two-bathroom staff house and a manager’s apartment. The island even has its own disused grass runway, which could be reactivated if the new owners so choose.

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BLACK ROCK CAY

USD 1,400,000 | HONDURAS, CENTRAL AMERICA | 0.7 ACRES

Black Rock Cay overlooks the Meso-American Reef -the world's second largest barrier reef, just off the coast of Guanaja in the Bay Islands of Honduras. The area is known to have some of the best fishing in the world and it's easily accessible from the international airport in Roatan via boat or short flight. The island's main house features an open floor plan, solid Mahogany walls, a concrete bedroom/bathroom wing, 17' wide bi-fold wall/door which opens to a very large porch for indoor/outdoor living, a custom kitchen, two bedrooms, two bathrooms, two storage closets, and a massive primary bathroom with soaking tub and walk-in shower. There are also two en-suite guest cabanas on the island. The dock includes PVC/concrete posts and can accommodate up to six boats.

The property includes two cisterns which are fed by rain water as well as municipal water. Internet/cell service is available and power is provided by BELCO electric company in Guanaja. The property also includes a 15kw Isuzu diesel generator. This turnkey private island is secluded but close enough to Guanaja to island hop over to Mangrove Bight for shopping. The sale includes all furniture, a fully equipped kitchen, tools, a 25' diesel Navy Whaler, a 20' classic run about boat, and everything else with the exception of the owner's personal items.



MANGO BAY RESORT

PRICE UPON REQUEST | BVI, CARIBBEAN | 2.5 ACRES

Tucked away on Virgin Gorda, Mahoe Bay houses one of the quietest, most remote beaches of the British Virgin Islands. In this prime position sits the Mango Bay Resort, representing an ideal opportunity for commercial investment or a private family compound. The boutique property covers two acres on this serene beachfront with seven bright, airy villas containing 22 bedrooms and bathrooms that were just renovated in 2019. It's possible to slip your toes into the powdery sands of the beach directly from the front patio of a pair of two-bedroom villas and one of the three-bedroom villas, while two additional three-bedroom villas (one with an upper-floor studio) also have views of the dazzling ocean, and two four-bedroom villas benefit from tropical garden views. The property has a sea bed lease and provisions for a dock and restaurant. Excellent snorkeling requires only a few fin kicks from the resort's beach, and all of Virgin Gorda is a nature lover's dream, with sky-high boulders creating saltwater pools and hiking trails carved through lush vegetation. Secluded, yet accessible, Mango Bay Resort can be reached via private yacht, ferry service from Tortola or connecting flights from Virgin Gorda Airport, an easy 10-minute drive.

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ANAMBAS ISLAND PAIR

PRICE UPON REQUEST | INDONESIA, ASIA | 159 ACRES

What could be better than a gorgeous and pristine tropical island at the heart of South-east Asia—except two of them! With a fantastic location just 200 miles from Singapore, this pair of islands in the Riau Archipelago’s Anambas Islands Regency are perfectly placed and ideally suited for an exquisite eco-resort, as has already been developed at the nearby 5-star Bawah Reserve. The larger of the two islands is 141 acres, with lush tropical greenery, stunning natural lagoons and beaches, and tall vistas for taking in the sublime surroundings. Its petite partner isle, just 18 acres in size, is close enough to be connected by a wooden deck pathway on poles. The Anambas archipelago is well known for the rich diversity of its flora and fauna, and a successful sea turtle conservation program is located on neighboring Durai Island. Flights operate from Batam and Tanjung Pinang to the Anambas Islands’ own Letung Airport nearby. The Anambas have high speed ferry service as well, and they lie on the regional cruise ship corridors linking Singapore, the Philippines and Hong Kong.

Private Islands Inc. | info@privateislandsinc.com | +1 705 444 0681



AMANDA ISLAND

CAD 2,980,000 | GEORGIAN BAY, ONTARIO, CANADA | 37 ACRES

This was once the site of one of the most popular holiday getaway lodges in the San Souci area - home to the famed Amanda Lodge from 1925 to 1973. The freehold island boasts a refurbished original two-bedroom cottage with three stone fireplaces (in the living room and both bedrooms), fronted by a 32-foot glazed sunporch plus screened porch. The island also offers a gorgeous new 800-square-foot workshop/studio with partial loft, perfect for those special projects or enjoying even more privacy. The studio features clear pine-faced walls and ceilings, reclaimed wide-plank elm floors, and faces southward with long open views to its glorious surroundings. Perhaps even more important, the largely undeveloped island is brimming with architectural possibility. There are numerous ideal cottage sites, more than half a dozen secluded coves and broad rock promontories with amazing views. The island's interior is astonishingly diverse, with wooded glades, exposed cliffs, rocky ridges, a historic road running the length of the island, and far more variation than most other islands in the region. Only a few miles away is Massasauga Provincial Park, with its trails through magnificent pine forests that bears and eagles call home.

George Webster | george.webster@rogers.com | +1 416 938 9350



RUBY ISLAND PROPERTY

CAD 2,650,000 | GEORGIAN BAY, ONTARIO, CANADA | 4.8 ACRES

Set in sought-after Sans Souci on Georgian Bay and on the southern half of Ruby Island, this property features a modern Frank Lloyd Wright inspired 1800-square-foot three-bedroom main cottage and a similarly styled one-bedroom guest cottage that maximize privacy as well as bay views. The Great Room of the main cottage—containing living area, wood-burning fireplace, dining room and galley kitchen with island—delivers breathtaking southern shoreline views, its 15-foot sliding glass doors opening onto a sheltered deck. Bedroom wings flank each end of the Great Room: to the east, the master bedroom and en suite; and to the west, a screened porch, two guest bedrooms, laundry room and bathroom. The 450-square-foot guest cottage is perched near the primary dock and includes a combined living room/bedroom, granite fireplace, kitchenette, four-piece bath and utility room. Glass doors open onto a deck with a staircase to a 450-square-foot roof deck with outdoor fireplace. Two docking areas, tucked into the island's sheltered leeward side, can accommodate a 40-foot boat and a 28-foot boat. A shallow entry swimming area is located near the secondary dock.

George Webster | george.webster@rogers.com | +1 416 938 9350

DUVAL ISLAND

CAD 765,000 | ECHO BAY, ONTARIO, CANADA | 5.4 ACRES

Located just over the Michigan border near Echo Bay, Ontario, Duval Island's move-in-ready main cottage features four bedrooms, a three-piece bathroom, a living room with wood stove, a bright kitchen and a dining area with gorgeous lake views, all surrounded by low-maintenance wrap-around decks that lead out to a beautiful screened gazebo. A guest cottage is serenely nestled in the trees and offers additional sleeping quarters next to a sandy swimming area. Natural mulch and stone paths provide easy walking throughout the island's majestic white pines, and a variety of benches have been placed in strategic spots along the way for taking in the priceless views. Full services include a solar power system, a 7,000-watt electric-start back-up generator, lake-provided running water with a new propane hot water tank and full septic. A large floating dock provides the island with great deep-water mooring. Just minutes south of the Soo Locks and Sault Ste. Marie, Duval Island is conveniently accessed via a short boat ride from nearby Richards Landing Marina or from a developed mainland lot on MacDonald Drive, also included in the sale.

Jonathan Stewart, Broker | info@stewartteam.ca | 1 705 246 3975



SARAWA ISLAND

CAD 2,400,000 | GEORGIAN BAY, ONTARIO, CANADA | 2+ ACRES

On a secluded bay yet easily accessible, in central San Souci, sits postcard-worthy Sarawa Island - a turnkey sanctuary in the heart of Georgian Bay's popular cottage community. Sarawa's custom-built cottage boasts a new roof; an updated master bedroom; and a spacious, tiered entertainment deck large enough for sunning, lounging and al fresco dining. There is also a new chef's kitchen with top-end appliances, central island, and marble countertops set into gleaming wood cabinetry. Two of the cottage's bedrooms, one with en suite and one with adjacent powder room, provide tranquil bay views, while a separate bedroom wing delivers the ultimate rise-and-shine experience for its owners or special guests: a wall of floor-to-ceiling glass doors that open onto a private deck overlooking the water. Polished wood floors complement the tasteful, cozy furnishings. A short trail leads to an observation deck and gazebo at the island's highest point—where there is room to add a guest cottage with open water views to the south-west. A dry dock marine shed near the water stores watercraft and marine equipment, and Sarawa's protected dock will accommodate at least six large boats. Hydroelectric power and a septic system are in place as well.

George Webster | george.webster@rogers.com | + 1 416 938 9350



CASA ASOMBROSAS

USD 2,900,000 | BRITISH VIRGIN ISLANDS, CARIBBEAN | 1.4 ACRES

Casa Asombrosas is located in the exclusive Crook's Bay neighborhood on the south-eastern coast of Virgin Gorda, featuring a private pool and access to a secluded sandy beach. Built among the giant granite boulder fields of Virgin Gorda, this is a sophisticated contemporary Caribbean home with reinforced concrete and a flat roof which has proved to withstand hurricane force winds up to 250 mph. Located in a secluded and tranquil setting, this multi-structure villa offers alluring natural scenery from each room with its floor to ceiling windows and large folding glass doors. Masterfully designed and brilliantly constructed, the main residence and guest house offer expansive ocean and hillside views while the interior spaces draw the exterior spaces in, making it a truly tropical experience with indoor/outdoor enjoyment in each of the living spaces. Currently used as a successful vacation villa rental and long-term guest house rentals when the owners are not in residence, this perfect holiday or year-round breezy and comfortable home was built to create a timeless paradise retreat in one of the top sailing capitals of the world.

Maritha Keil | maritha@bvisir.com | +1 284 340 5555

HAWK'S NEST SEASIDE OASIS

USD 5,000,000 | BRITISH VIRGIN ISLANDS, CARIBBEAN | 2.4 ACRES

Hawk's Nest is a sophisticated 3,805-square-foot home on 2.4 acres of secluded beachfront in Virgin Gorda's exclusive Crook Bay Residential Estates, near majestic Baths National Park. This gated, modern design home offers two spacious primary living structures and an independent guesthouse. The main house features a well-equipped open-plan kitchen and living room, covered terraces with solar-heated pool overlooking the ocean, and expansive landscaped gardens. Currently used as a two-bedroom main villa with ensuite bathrooms, the grand home also offers a media room, artist's studio and private upstairs area that could make it a five-bedroom home. The exterior living spaces add an additional 3,853 square feet of covered patios, sun decks, barbecue areas and outdoor kitchen. Expansive rooftop spaces are ideal for stargazing or sunbathing, and there is a covered two-vehicle carport. Extensive lawns and gardens create privacy for the buildings while giving immediate access to several hundred feet of sandy seafront dotted with majestic boulders. There is ample space for further development if a larger family estate is required. A variety of shops, restaurants and marinas are less than a 15-minute drive away.

Maritha Keil | maritha@bvisir.com | +1 284 340 5555



SUPERSHE ISLAND

USD 2,900,000 | FINLAND, EUROPE | 8.47 ACRES

SuperShe Island has captured headlines and the imaginations of women around the world who have embraced its beauty and solitude—using it as a salve for the soul and catalyst for creativity. Here on this rocky expanse, cloaked in pine trees, is a protected space free from the pressures of daily life in male-dominated society. The island offers a rejuvenating safe space where women can reinvent themselves and recalibrate without distractions. The air is some of the freshest on earth, with notes of pine adding a natural spice to its crisp notes. Resident swans trumpet alongside their offspring as they cruise the tranquil surrounding waters. SuperShe's four newly renovated cabins, which total 1,800 square feet, are showpieces of elegant Scandinavian design with Hästens beds, modern kitchens and bathrooms, and cozy fireplaces. Their wide windows flood the interiors with near-constant sunlight during the retreat's May to September season. Under the current layout, the island can accommodate 10 guests and five support staff, and is equipped with a 750-square-foot yoga yurt, fitness equipment, an outdoor kitchen and antique fire pit, Finnish saunas and a 100-square-foot spa yurt, three mini cabins that add 350-square feet of living space, a pier and a heliport.

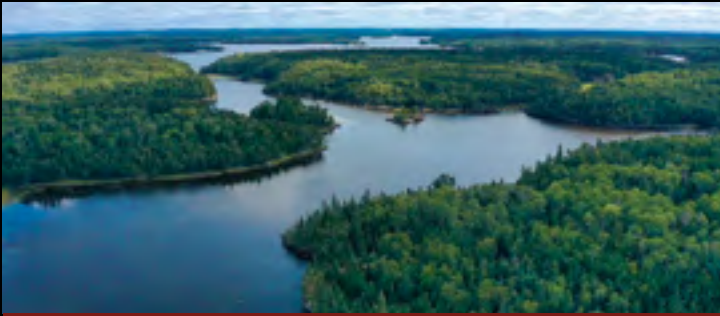


TABLE ROCK ISLANDS

CAD 2,650,000 | GEORGIAN BAY, ONTARIO, CANADA | 3 ACRES

This unique eight-bedroom circular cottage features an open-air central courtyard, as well as a 1,600-square-foot great room with open concept kitchen, living room and dining room. Direct walkouts from every room and floor to ceiling glass windows allow for spectacular views.

George Webster | george.webster@rogers.com | +1 416 938 9350



BEER LAKE ESTATE PROPERTY

PRICE UPON REQUEST | ONTARIO, CANADA | 91 ACRES

Encompassing 91 acres of unspoiled nature at the western edge of its namesake lake. It's the only private property on the lake, and the government has proclaimed there will be no further private land permitted—so it's as close as you can get to having your own lake with evergreen-forested islands.

Ashley Rutherford | arutherford@ddwestilp.com | +1 403 541 5297

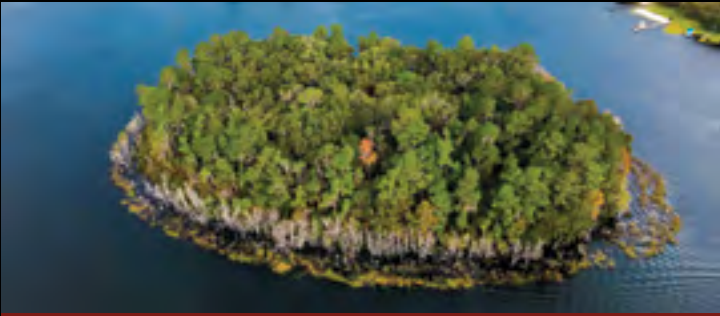


THE CAROLINA CAYS

STARTING AT USD 299,000 | NORTH CAROLINA, USA | 24 ISLANDS

Through this once in a lifetime opportunity, you can own one or many Outer Banks Islands of about 10 acres each—an incredible 24 available in all, their 256 acres stretching for three miles of shoreline along the Atlantic. The islands all have white sand beaches and are unusually high in elevation.

Art Secor | art.secor@lwlandmail.com | +1 704 749 3525



ISLAND LAKE PROPERTY

USD 1,999,999 | FLORIDA, USA | 5.5 ACRES

This one-of-a-kind property at privately-owned Island Lake, about 30 miles southeast of Gainesville, boasts a newly constructed turnkey and fully furnished lakefront single-family home. It sits on nearly a half-acre, with its own 5 acre private island with a summer kitchen just across the lake.

Maureen Aspinwall | maureen@thenewcomergroup.com | +1 904 540 5631



GO HOME BAY ARCHIPELAGO

CAD 2,350,000 | GEORGIAN BAY, ONTARIO, CANADA | 2 ACRES

Now you can own a lovely little archipelago set amidst Go Home Bay's sublime beauty: an approximately two-acre main island with a charming small cottage from the 1930s and two dramatic stone "whalebacks" that frame spectacular southwest views to the open water and nearby Giant's Tomb.

George Webster | george.webster@rogers.com | +1 416 938 9350



THE RIDGES

CAD 3,450,000 | ONTARIO, CANADA | 12 ACRES

In the heart of Georgian Bay cottage country, The Ridges is a two-island private compound offering total serenity with a stunning glass and wood home complex. The main island has expansion capacity for three additional secluded building sites, each with water frontage and dock access.

George Webster | george.webster@rogers.com | +1 416 938 9350



SWEETHEART ISLAND

USD 799,000 | FLORIDA, USA | 2.12 ACRES

Sweetheart Island is a 2.12-acre buildable beauty located just offshore from the quaint little village of Yankeetown on the Gulf of Mexico. The natural splendor is the perfect setting for sunbathing, snorkeling, fishing, bird watching, canoeing, hiking and exploring uninhabited nearby islands.

Chad Shaffer | chad@homenvreality.com | +1 386 405 3133



RAVEN'S NEST ISLAND

USD 1,250,000 | FLORIDA, USA | 3.43 ACRES

Located 30 miles east of Fort Myers nestled between 2 locks on the tranquil, fresh waters of the intercoastal waterway, Raven's Nest Island features a 2000 sq.ft. recently renovated Sanibel-style one-bedroom, two-bath home. A second home site is included back across the bridge on the mainland.

Sherri Denning, Broker | sherri@soland.com | +1 863 673 0829



BATCHAWANA ISLAND

USD 6,850,000 | ONTARIO, CANADA | 5,200 ACRES

Still in its pristine condition, and with extensive timber value, Batchawana Island is one of Canada's largest private islands set in Lake Superior—the largest of the Great Lakes, and the biggest freshwater lake on Earth. Zoning provides for a wide variety of residential, recreational or other uses.

Superior Way Land Acquisitions | batchawanaisland.com



BRITISH COLUMBIA LODGE

PRICE UPON REQUEST | BRITISH COLUMBIA, CANADA | 30 ACRES

Now is your exclusive chance to invest in a stunning profitable oceanfront eco-lodge surrounded by acres of unspoiled rainforest, with whales and bears as your neighbors. It's the only private property on a large tree-covered island in the Broughton Archipelago and the current owners are looking to retire.

Private Islands Inc. | info@privateislandsinc.com | +1 705 444 0681



HUMMINGBIRD CAY

USD 35,000,000 | BAHAMAS, CARIBBEAN | 175 ACRES

Located on the pristine crystal-clear waters of the Exumas in a secluded and private location of the southern Bahamas, Hummingbird Cay is a 175-acre oasis of nature trails, powder white sand beaches and gently rolling hills, historically used as a family retreat for more than five decades.

Steve Donovan | steve.donovan@sirbahamas.com | +1 928 202 7765



GUN POINT

USD 23,500,000 | BAHAMAS, CARIBBEAN | 80 ACRES

An exclusive tropical hideaway at the northern tip of Eleuthera, Gun Point encompasses more than 80 acres including two full miles of coastline. In its present condition, it's already perfect as a residence, or it has tremendous potential for development.

George Damianos | George.Damianos@SIRbahamas.com | +1 242 424 9699



BIRD CAY & CAT CAY

USD 34,000,000 | BAHAMAS, CARIBBEAN | 267 ACRES

Bird Cay presents the opportunity for a visionary to add their own brush strokes to this private scene. Also included is Cat Cay, a 37-acre private island with its own beautiful white-sand beach and untouched Caribbean foliage that sits just off Bird Cay's northern tip.

George Damianos | George.Damianos@SIRbahamas.com | +1 242 424 9699



LEAF CAY

USD 22,900,000 | BAHAMAS, CARIBBEAN | 15 ACRES

Situated at the center of the spectacular Exumas, this freehold private island with 3 beaches currently includes 19 buildings, houses, a dock, storage areas, roads, underground utilities, solar electric, construction equipment, work-shops and 1,200-foot runway that merely needs refurbishment.

George Damianos | George.Damianos@SIRbahamas.com | 1 242 424 9699



CHARLES ISLAND

PRICE UPON REQUEST | BAHAMAS, CARIBBEAN | 55 ACRES

This is one of the most exciting opportunities to come along in The Bahamas—a large development-ready blank canvas at the heart of one of the most upscale, booming markets in all of The Bahamas, at the thick of the billionaire action, with incredible resources just hundreds of feet away.

Ty Roberts | tjrbahamas@aol.com | 1 242 422 4050



PALOMINO ISLAND

PRICE UPON REQUEST | PUERTO RICO, USA | 87 ACRES

Located just a few minutes from the northeastern tip of the mainland, Palomino Island is a spectacular 97.12 acres of which 87.4 is being sold and partially home to a hotel that brings in regular lease income each month. All hotel structures are currently undergoing renovation or being rebuilt.

ventapalomino@yahoo.com



ST. ANDREW'S ISLAND

USD 14,500,000 | BAHAMAS, CARIBBEAN | 730 ACRES

Also known as Little Ragged Island, St. Andrew's is fringed with pristine white sand beaches and loaded with possibilities as limitless as the azure Atlantic Ocean waters that surround it. It's a perfect blank canvas with elevations varying from sea level to a hilly 40 feet.

Stuart Halbert | SHalbert@bahamasrealty.com | +1 242 424 0554



NORTH PIMLICO ISLAND

USD 1,695,000 | BAHAMAS, CARIBBEAN | 55 ACRES

This unspoiled freehold gem is located just off Current Island at the north-west end of the Eleuthera crescent and only 20 minutes by boat to the picturesque and historic town of Spanish Wells. The island has more than 3 miles of water frontage and features excellent elevations and views.

John Christie | jchristie@hgchristie.com | 1 242 322 1041



LOBLOLLY

USD 6,000,000 | BVI, CARIBBEAN | 7 ACRES

This elegant and modern estate is one of the finest in the BVI, its seven acres on Tortola's south shore showcased by a recently renovated breathtaking home, just a 10-minute drive to the shops and amenities of Road Town, and under five minutes to the marina, bars, and restaurants at Nanny Cay.

Lucienne Smith | Lucienne.smith@redcoralbvi.com | +1 284 543 1028



AMATERAS

USD 2,900,000 | BVI, CARIBBEAN | 1.5 ACRES

On Virgin Gorda, an island known for its spectacular jumble of beachside boulders, this hilltop estate occupies one of the island's highest points, offering near 360-views of golden Atlantic Ocean sunrises and fiery sunsets over Sir Francis Drake Channel.

Maritha Keil | maritha@bvisir.com | +1 284 340 5555



HOFFMAN'S CAY

USD 18,000,000 | BAHAMAS, CARIBBEAN | 214 ACRES

Hoffman's Cay is located just seven miles from Great Harbour Cay and its international airport. With stunning beaches on both its windward and leeward sides, Hoffman's Cay also has excellent elevations of up to 60 feet, all layered with lush vegetation and the island's very own (and locally famous) blue hole.

John Christie | jchristie@hgchristie.com | 1 242 322 1041



ROYAL ISLAND

USD 45,000,000 | BAHAMAS, CARIBBEAN | 430 ACRES

Located in North Eleuthera, Royal Island has beautiful beaches, great elevations, a large natural harbour and a turnkey private resort operation all less than 20 minutes from North Eleuthera with its international airport and FBO, with approvals for both a golf course and a marina.

John Christie | jchristie@hgchristie.com | 1 242 322 1041



INDIGO BREEZE ESTATE

USD 2,950,000 | BVI, CARIBBEAN | 2.1 ACRES

Featuring over 4,000 sq. ft of enclosed living spaces in a main house, separate master's quarters and a two-bedroom, two-bath guest house; over 1,200 square feet of covered porches and terraces; 1,600 sq. ft of uncovered patios with a pool; and a two-car garage and workshop.

Maritha Keil | maritha@bvisir.com | +1 284 340 5555



FUNK CAYE

PRICE UPON REQUEST | BELIZE, CENTRAL AMERICA | 2.9 ACRES

Just 16 miles east of Placencia, Funk Caye offers one of the last quality private islands for development in the region with cleared interior and added sand, 100 ft. area for a helipad, 3 wooden buildings for staff accommodation and storage, including housing for a reverse osmosis unit.

Private Islands Inc. | info@privateislandsinc.com | 1 705 444 0681



JOALI MALDIVES

MALDIVES, ASIA

This beautiful island resort in the middle of the Indian Ocean is fringed by pristine white-sand beaches and surrounded by brilliant blue waters that boast spectacular marine life. Choose from lavish accommodations, diverse culinary experiences, and an abundance of activities and unique excursions.

reservations.jomv@joali.com | +960 658 44 00



VELAA PRIVATE ISLAND

MALDIVES, ASIA

In Noonu Atoll lies Velaa Private Island, an ultra-exclusive boutique hide-away that showcases its stunning Indian Ocean setting while elevating the definition of luxury, featuring 47 butler-serviced private villas, houses and residences immersing guests in nature, comfort and privacy.

reservations@velaaisland.com | +960 6565 243



KANU PRIVATE ISLAND

BELIZE, CENTRAL AMERICA

This private island compound features beautiful palm trees and white sand beach, and is ideally located close to mainland Placencia. Enjoy an all-inclusive luxurious island all to yourself, perfect for family getaways or corporate retreats with the dazzling ocean visible at every turn.

adam@privateislandsinc.com | +1 416 728 4989



GLADDEN PRIVATE ISLAND

BELIZE, CENTRAL AMERICA

The perfect fusion of privacy and full service. Enjoy the entire island for up to four guests. Staff reside on a smaller island and are available within minutes. Includes all meals, beverages, activities, and helicopter transfer from Belize City. Experience the world's most private island.

adam@privateislandsinc.com | +1 416 728 4989



AMILLA MALDIVES RESORT & RESIDENCES

MALDIVES, ASIA

This luxury destination is located just a 30-minute flight from Male, featuring villas that sit over crystalline waters in the Baa Atoll UNESCO World Biosphere Reserve. Enjoy a welcoming atmosphere and personalized service to complement world-class amenities.

stay@amilla.com | +960 660 64 44



KUDADOO MALDIVES PRIVATE ISLAND

MALDIVES, ASIA

Kudadoo Maldives Private Island is surrounded by palm-lined powder-soft beaches and turquoise ocean teeming with life. This fully inclusive retreat offers unlimited spa treatments, private excursions, scuba diving, water sports, unique culinary journeys, and your own personal butler.

reservations@kudadoo.com | +960 662 20 00



JAPAO PRIVATE ISLAND

BRAZIL, SOUTH AMERICA

Operated as an all-inclusive island escape for one group of 2-8 guests, this magnificent retreat delivers a 6.1-acre tropical playground with its own private beach, swimming pool, hot tub and 7,000 square feet of living space of jaw-dropping design.

adam@privateislandsinc.com | +1 416 728 4989



CLAPBOARD ISLAND

MAINE, UNITED STATES

The newly renovated spectacular 13-bedroom, 9-bathroom home on Clapboard Island features all new interior furnishings with a lighter and brighter coastal décor. New mahogany decks with teak seating provide elevated views of the surrounding waters.

info@clapboardisland.com | www.clapboardisland.com



JOALI BEING

MALDIVES, ASIA

Envisioned as a nature immersive wellbeing island retreat, Joali Being is centered around “weightlessness” – a feeling of freedom, lightness and joy. Discover a collection of inspiring spaces designed for reflection, exploration and growth, created in collaboration with knowledgeable wellbeing experts.

info.being@joali.com | +960 658 31 00



FOUR SEASONS RESORT BORA BORA

FRENCH POLYNESIA, SOUTH PACIFIC

One of the world's most exclusive island resorts, Four Seasons Resort Bora Bora has recently completed a property-wide enhancement, including the addition of 8 new overwater bungalow suites, several with their own infinity-edge plunge pool set on a private deck over the turquoise lagoon.

reservations.borabora@fourseasons.com | 888 521 6648 (toll-free)



TURTLE ISLAND

FIJI, SOUTH PACIFIC

Turtle Island is a private 500-acre luxury resort located in the central Yasawas. Accommodations for a maximum of 28 guests are in 14 handcrafted Fijian villas (bures) that are nestled along the island's Blue Lagoon with generous stretches of sand in between to ensure privacy.

reservations@turtlefiji.com | 1 800 255 4347 (Toll-free North America)



COUSINE ISLAND

SEYCHELLES, AFRICA

Cousine Island, which won the 2021 World Luxury Travel Award for “Best Island Destination,” is a 62-acre haven where friends and family can embrace exploration while tucked into luxurious villas that evoke a sense of home. Here, conservation is revered and harmony with nature is guaranteed.

enquiries@cousineisland.com | +27 66 412 0924

Multi Bedroom Residences

Relax in the privacy of the ultimate Maldives private Residences. In beach house-style secluded havens at one of the Maldives most naturally lush island. Sprawling games rooms, roof terraces, private kitchens, beaches, and plenty of space to play. Private playgrounds for family and friends.

Available with the options of 4-bedroom, 6-bedroom and 8-bedroom.

Contact stay@amilla.com for any enquiries.



JOALI BEING
MALDIVES, ASIA

(INSIDE COVER)